

Our ref: MA/RN2/L003

Your ref:



Date: 31 October 2019

Louise St John Howe  
Programme Officer  
re Welwyn Hatfield Local Plan  
PO Services  
PO Box 10965,  
Sudbury  
Suffolk  
CO10 3BF

Dear Louise,

Dear Louise,

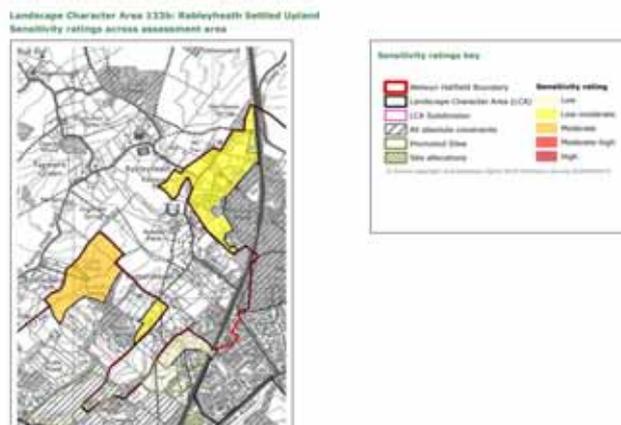
## Site ID RN2- Wych Elm Lane, Rabley Heath.

### Consultation Response in respect of documents EX156 and EX160 and considerations re proposed release of site RN2 for residential-led uses

ATP is instructed by the promoter (King & Co) to respond to the consultation exercise identified by email on 06/10/19 in relation to a number of published Examination Documents. This response is specifically concerned with Examination Documents EX156 and EX160, insofar as they relate to this site.

#### [EX156: Landscape Sensitivity Assessment](#)

"RN2", Land at Wych Elm Lane, Rabley Heath, sits within a cluster of residential dwellinghouses to the immediate west of the A1(M). While the site itself does not fall within any specified settlement, RN2 is assessed as part of Landscape Character Area 133b, 'Rabley Heath Settled Upland'; pages 274-276 of LUC's Landscape Sensitivity Assessment (July 2019), where the perception of rurality is mitigated by strong aural intrusion and that the extent of rural character is '*significantly affected by housing.*' The promoter **agrees** with the designation of "Low-Moderate" and **supports** the conclusions reached.



As an aside, we recognise that the Assessment identifies mitigating measures to dampen the *effects* of these 'intrusions', such as the maintenance and strengthening of boundary woodland and hedgerows. The promoter fully supports these proposals and has in prior representations suggested that acoustic buffers will complement the organic screening fostered by a significant change in levels between the A1(M) and the adjacent plain RN2. We agree that such features would not impede the allocation of land as proposed at site RN2.



*Views of the site adjacent to the A1(M)*

## EX160: Green Gap Assessment

In order to safeguard the sense of separation provided between settlement clusters, LUC recommends a 'gap policy area' between Woolmer Green and Knebworth (p44). The plan below demonstrates that RN2 is excluded.



This site would not provide any relevant contribution to any need to maintain a cross-boundary gap between Woolmer Green and Knebworth. The promoter **agrees** with this assessment. It is noted that RN2 has immediate proximity to housing that has already reduced the rural character of the locality. With reference to LUC's Green Gap Assessment (August 2019) RN2 does *not* form part of any recommended Green Gap Policy Area.

## Conclusion

The promoter **agrees** with the "Low-Moderate" rating given to RN2, and the conclusions drawn for Landscape Character Area 133b more widely. The promoter also **agrees** with the recommendations set out in LUC's Green Gap Assessment, adding that RN2 while not proximate to any specified settlement exhibits characteristic urbanising influences that make it's allocation sequentially preferable when examining the selection of sites available and of low-to-moderate impact.

Please feel free to contact me to clarify any matters raised above.

Yours sincerely

Mark Aylward  
ATP  
[mark@aylwardplanning.co.uk](mailto:mark@aylwardplanning.co.uk)

